PREPARED BY AND RETURN TO:

JAMES E. WOODS WOODS and SNYDER P. O. Box 456 Olive Branch, MS 38654 Nov 18 3 14 PH '96

BK <u>309</u> PO <u>46 ...</u> W.E. DAVIS CH. OLK.

## WARRANTY DEED

(601) 895-2996

HENRY V. ROLLINS, JR., ET AL,

**GRANTORS** 

TO

FRANCES MAE WOFFORD, ET VIR,

**GRANTEES** 

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, HENRY V. ROLLINS, JR., JOHNNY HARRIS, TOMMY HARRIS and DENISE H. RIKARD, do hereby sell, convey and warrant unto FRANCES MAE WOFFORD and husband, JOE T. WOFFORD, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

2.78 acres, in the Northwest Quarter of Section 1, Township 2 South, Range 7 West, being more particularly described as follows, to-wit; Commence at Northwest Corner of Section 1, Township 2 South, Range 7 West, DeSoto County, Mississippi; thence run South 88°-45′ East 548 feet to the point of beginning; thence continue South 88°-45′ East from point of beginning 326 feet; thence South 1°-0′ West 372.5 feet; thence North 88°-20′ West 326 feet; thence North 1°-00′ East 370 feet to the point of beginning and containing 2.78 acres subject to a road easement along the North line of premises.

## LESS AND EXCEPT:

Lot 1 of the Rollins tract containing 1.28 acres in part of Section 1, Township 2 South, Range 7 West, DeSoto County, Mississippi being more particularly described as follows, to-wit: Commence at the Northwest corner of Section 1, Township 2 South, Range 7 West; thence South 88°-45' a distance of 541.0 feet to the point of beginning of the following Lot 1; thence continue South 88°-45' a distance of 150.25 feet to a point; thence South 01°-14'-07" West a distance of 369.84 feet to a point in the South line of the Rollins Tract; thence North 88°-20' West a distance of 150.26 feet to a point in the West line of the Rollins Tract; thence North 1° East a distance of 370.13 feet to the point of beginning and containing 1.28 acres, more or less as described of record in Deed Book 263, Page 669, land deed records, DeSoto County, Mississippi.

Leaving a net acreage of 1.50 acres to be conveyed by this Deed.

By way of explanation, Mabel Jewell Rollins died testate on or about April 26, 1996, and her estate is being administered in Cause Number 96-5-577, Chancery Court of DeSoto County, Mississippi, and her Will is recorded in Will Book 22, Page 604, Chancery Clerk's Office, DeSoto County, Mississippi. The Will as to the decedent's

residence and home, which is the property described herein, designates the Grantors and Frances Mae Wofford as beneficiaries. The purpose of this Deed is for the Grantors as beneficiaries under the Will to transfer to Frances Mae Wofford and husband, Joe T. Wofford, all their right, title and interest in and to the property owned by Mabel Jewell Rollins at the time of her death in DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities.

Taxes for the year 1996 are to be paid by the Grantees and possession is to take place upon the delivery of this Deed.

Grantors covenant and warrant that this property constitutes the homestead of no one.

WITNESS OUR SIGNATURES, this the 6/1 day of November, 1996.

JOHNNY HARRIS

TOMMY HARRIS

DENISE H RIKARD

## STATE OF MISSISSIPPI COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the \_\_\_\_\_ day of November, 1996, within my jurisdiction, the within named HENRY V. ROLLINS, JR., who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

My Compossion Expires:

STATE OF MISSISSIPPI COUNTY OF DESOTO

NOTARY PUBLIC

My Commission Expires:

## STATE OF MISSISSIPPI COUNTY OF DESOTO

Hm. Phone: 895-5610 Wk. Phone: 895-5610

Personally appeared before me, the undersigned authority in and for the said county named TOMMY HARRIS, who acknowledged that he executed the above and foregoing instrument. My Commission Expires: 381777 STATE OF MISSISSIPPI COUNTY OF DESOTO Personally appeared before me, the undersigned authority in and for the said county and state, on this the driday of November, 1996, within my jurisdiction, the within named DENISE H. RIKARD, who acknowledged that she executed the above and foregoing trument. instrument. NOTARY PUBLIC My Commission Expires: NINGS **GRANTOR'S ADDRESS: GRANTEE'S ADDRESS:** Henry V. Rollins, Jr. Frances Mae Wofford 175 rances Mae Branch, MS 38484 165 nay Hm. Phone: 895-507 Hm. Phone: 895,243 Wk. Phone: 895 - 5079 Wk. Phone: PgJ. Johnny Harris 9063 Stydy live Branch, Ms. 38654 Hm. Phone: 601 895-3273 Wk. Phone: 901 397-3492 Tommy Harris 9385 aire Branch, Ms 38651 Hm. Phone: 601-845- 2760 Wk. Phone: 901 - 769 - 4754 Denise H. Rikard